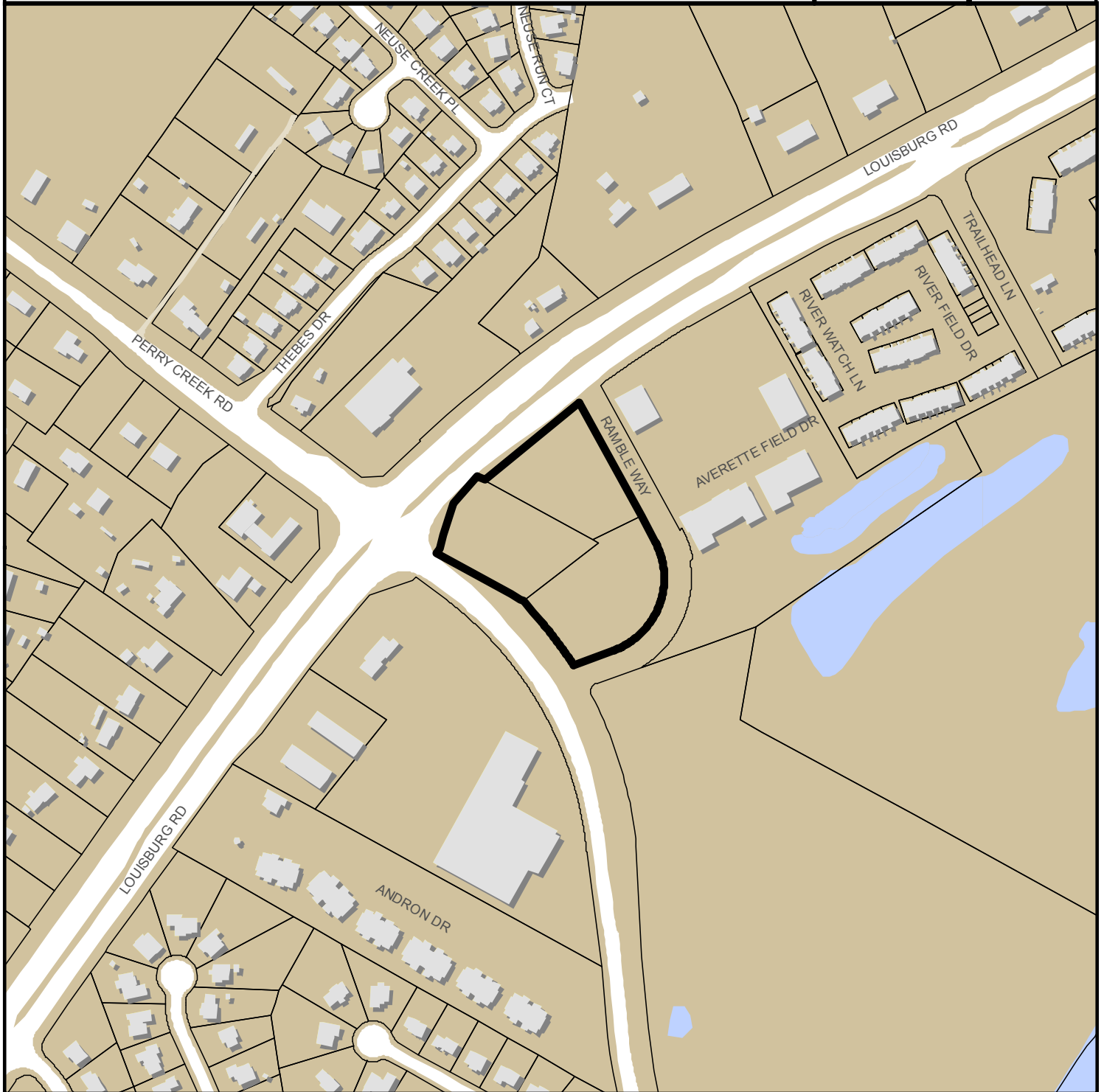


SHEETZ PERRY CREEK AND US 401 SP-17-15



0 300 600 Feet

Zoning: **SC CUD, SHOD-4**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **3.48**

Number of Lots: **0**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **SHEETZ**

Phone: **(919) 437-9859**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 424401 Assigned Project Coordinator Hodges Assigned Team Leader Bradshaw SP-17-15
* May require Planning Commission or City Council Approval ** Legacy Districts Only		
Has your project previously been through the Due Diligence process? If yes, provide the transaction # Meeting held 12-09-14 @ 3:00pm		
GENERAL INFORMATION		
Development Name Sheetz - Perry Creek & US 401		
Proposed Use - Convenience Store with Restaurant & Drive Thru , Car Wash and 6 Pump Island Gasoline Sales.		
Property Address(es) 6970 Perry Creek Road, 7511 Ramble Way, 7501 Ramble Way		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1737644072, 1737645187, 1737636962		
P.I.N. Recorded Deed DB 15792, PG 1105	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:		
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.	
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Planning Commission approval is required due to site being within 400' of residential subdivision.	
CLIENT (Owner or Developer)	Company - Sheetz, Inc.	Name (s) Tom Anastasi
	Address 5700 Sixth Avenue, Altoona, PA 16602	
	Phone 919-437-9859	Email tanastas@sheetz.com
CONSULTANT (Contact Person for Plans)	Company Rivers & Associates, Inc.	Name (s) Dwight Vernelson
	Address 107 E. Second Street, Greenville, NC 27858	

	Phone 252-752-4135	Email dvernelson@riversandassociates.com	Fax 252-752-3974
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) SC CUD – Shopping Center – Conditional Use District	Proposed building use(s) - Convenience Store w/ Restaurant & Drive Thru, Car Wash and 6 pump island gasoline sales
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 0
Overlay District- Special Highway Overlay District 4 – along US 401	Proposed Building(s) sq. ft. gross – 7,412 sf
Total Site Acres 3.48 Ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) Existing = 0 sf, Proposed = 7,412 sf
Off street parking Required 43 spaces Provided 47 spaces	Proposed height of building(s) 24'-8"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 4.9%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 4.9% (site plans only)
CUD (Conditional Use District) case # Z-58-04 & Z-29-05	

Stormwater Information	
Existing Impervious Surface: 4,091 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 76,866 square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The proposed Sheetz store is compatible with the Comprehensive Plan 2030, which allows convenience stores / retail stores at this location. The other 3 corners of the Intersection of US Hwy 401 and Perry Creek Road already have existing restaurant or retail establishments.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots		12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units		If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units		a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots		b) Total number of Single Family Lots
6. Total Number of Hotel Units		c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)		d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more		e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)		f) Total Number of Phases
10. Total number of Open Space (only) lots		g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
		h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Sheetz, Inc. (Lease Tenant) _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Engineering Permitting Project Manager Date 02-25-15

Signed Scott C. B. J. Northlake Southstar, LLC Date 2/26/15

TO BE COMPLETED BY APPLICANT

YES N/A

General Requirements

1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for Infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: Includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

Notes Corresponding to Schedule B - Section 2

Notes Corresponding to Schedule B - Section 2

1. Taxes for the year 1951 and subsequent years, not yet due and payable. (not a survey matter)
2. Building restriction lines, easements and any other facts shown on plot(s) recorded in Book of Maps 2001, Page 1999, Page 551; Book of Maps 2000, Page 418; Book of Maps 2001, Page 1039; Book of Maps 2001, Page 2394 and 2395; Book of Maps 2003, Page 1690; Book of Maps 2005, Page 1086 [reference is made to Plat Correction Affidavit and Agreement recorded in Book 1472, Page 2385]; and Book of Maps 2007, Page(s) 451, Wake County Registry, (does not require a survey table for zoning, easement, or restriction lines)
3. Declaration of Easements, Covenants, Conditions and Restrictions dated December 16, 2010 and recorded on May 31, 2011 in Book 14340, Page 2636, Wake County Registry, which was assigned to First Citizens Bank and Trust Company, Inc. recorded in Book 14340, Page 2636; and Assignment of Declaration of Rights recorded in Book 14745, Page 2719, and further assigned to TDC Greenway, LLC in Book 15217, Page(s) 737, Wake County Registry (not a survey matter)
4. Easement(s) to Carolina Power and Light Company recorded in Book 1308, Page 316; Book 1391, Page 619; Book 1401, Page 253; Book 1407, Page 140; Book 1482, Page 685; Book 1508, Page 1162; Book 6130, Page 670; Book 6141, Page 1774; and Book 12260, Page 240, Wake County Registry (depicted hereon)
5. Easement (a) to Southern Bell Telephone and Telegraph Company recorded in Book 1370, Page 196, Wake County Registry, (venue defective, unable to plot)
6. Easement(s) to the North Carolina Department of Transportation recorded in Book 9104, Page 1538, Wake County Registry (Drainage Easement and Surface Easement recorded hereon, current property boundary excludes right of way acquired by this instrument)
7. Stormwater Replacement Protection Easement and Access Maintenance Agreement and Installation Reclamation Certificate recorded in Book 12418, Page(s) 446, Wake County Registry (not a survey matter)
8. Declaration of Drainage Easements Lots 1, 2 and 3 Greenway Village recorded in Book 12418, Page(s) 446, Wake County Registry, (depicted hereon)
9. Offer of Cross Easement Agreement recorded in Book 11550, Page(s) 1046, Wake County Registry, (blanket in nature, provides for access of all internal roads)
10. Declaration of Landscape Easement recorded in Book 12418, Page(s) 499, Wake County Registry, (does not affect, pertains to Lot 3 of Book of Maps 2007, Page 451)
11. Partial Easement recorded in Book 12418, Page(s) 505, Wake County Registry, (depicted hereon)
12. Release Easement of said parcel after installation recorded in Book 12746, Page(s) 1950 and 1952, Wake County Registry, (not a survey matter)
13. Memorandum of Lease recorded in Book 13872, Page(s) 2282, Wake County Registry (not a survey matter)
14. Memorandum of Lease recorded in Book 14523, Page(s) 364, Wake County Registry, (not a survey matter)
15. Agreement recorded in Book 15217, Page(s) 731, Wake County Registry, (not a survey matter)
16. Cross Easement Agreement recorded in Book 12418, Page(s) 493, Wake County Registry, (depicted hereon)
17. Title to that portion of the land within the right of way of future Perry Creek Road, (depicted hereon)
18. Stormwater Easement and Access Maintenance Agreement recorded in Book 15496, Page 864, Wake County Registry (not a survey matter)
19. Deed of Trust to Trustee(s) for Branch Banking and Trust Company in the amount of \$2,920,000.00 recorded in Book 15328, Page 465; and Assignment of Leases and Rents recorded in Book 15328, Page 509, Wake County Registry, (Fee Interest) (not a survey matter)
20. Deed of Trust to Trustee(s) for Branch Banking and Trust Company in the sum of \$1,180,000.00 recorded in Book 15328, Page 520; and Assignment of Leases and Rents recorded in Book 15328, Page 564, Wake County Registry, (Fee Interest) (not a survey matter)
21. The Company does not insure the exact amount of acreage or square footage of the land described in Schedule A hereof. (not a survey matter)
22. The following matters that are shown on survey dated September 19, 2014, by Stephen M. Puckett, Registered Land Surveyor (a) Title to that portion of the subject property within the Future Perry Creek Road right-of-way (BM 1998/551); (b) overhead utility lines; (c) Easement to CP&B, (BK 12101/1162); (d) Type A Buffer (BK 2007/451); (e) 30-foot CP&L Easement (BK 2141/1714; BK 2140/446; BK 4382/888; BK 12260/240; BK 2007/451); (f) 20-foot drainage easement (BK 2007/451 & BK 12104/446); (g) 24-foot private easement (BK 2007/451); (h) asphalt pavement (BK 2007/451); (i) 15' x 20' private easement (BK 2007/451); (j) 15' x 20' sign easement (BK 2007/451); (k) 15' x 20' private easement (BK 2007/451 & BK 12104/446); and (l) 20-foot City of Raleigh sanitary sewer easement (BK 2007/451). (Upon receipt of a final survey and legal description this exception will be amended in accordance with the facts disclosed hereby.)

Tract 1	Record Legal Description
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BEING all of New Lot 1, Greenway Village, containing approximately 1.19 acres, as shown on that plat recorded in Book of Maps 2007, Page 451, Wake County Registry.

Tract 2 Record Legal Description

BEGINNING AT AN EXISTING RUN PIPE, SAID PIPE HAVING NORTH CAROLINA STATE PLANE COORDINATES N17/ 774.012 75 FEET AND E17/ 136.293 21 FEET, RUNS THENCE NORTH 43°51'18" EAST 11.25 FEET TO AN EXISTING CONCRETE MONUMENT; RUNS THENCE NORTH 16°17'26" EAST 31.74 FEET TO A NEW PIPE SET, SAID PIPE SET IN THE SOUTHERN RIGHT OF WAY LINE OF US HIGHWAY 401; RUNS THENCE ALONG SAID RIGHT OF WAY LINE NORTH 61°17'26" EAST 74.38 FEET TO AN EXISTING CONCRETE MONUMENT; RUNS THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 41°49'37" EAST 80.04 FEET TO AN EXISTING RUN PIPE, SAID PIPE CONTINUING A COMMON CORNER WITH THE ETHEL S. AVERETTE HEIRS PROPERTY, RUNS THENCE NORTH 14°16'18" EAST 11.25 FEET TO AN EXISTING RUN PIPE, SAID PIPE CONTINUING ALONG THE ETHEL S. AVERETTE PROPERTY LINE SOUTH 61°14'18" EAST 288.16 FEET TO AN EXISTING RUN PIPE, RUNS THENCE CONTINUING ALONG THE AVERETTE PROPERTY LINE SOUTH 22°19'51" WEST 209.95 FEET TO AN EXISTING RUN PIPE, RUNS THENCE NORTH 61°07'48" WEST 7.84 FEET TO A NEW PIPE SET, RUNS THENCE NORTH 61°07'48" WEST 23.90 FEET TO AN EXISTING RUN PIPE, RUNS THENCE NORTH 61°11'51" WEST 188.75 FEET TO THE POINT OF BEGINNING, AND BEING ALL OF THAT 32.222 GROSS SQUARE FOOT PARCEL (CONSISTING OF A 0.77 133 ACRES PARCEL, 1.08 ACRES PARCEL AND 3.36 ACRES PARCEL) OF THE 22.222 GROSS SQUARE FOOT PARCEL (0.47 133 ACRES) SHOWN AS LOTS 1 AND 2 WITHIN THE PROPOSED RIGHT OF WAY EXPANSION OF SOUTHLAND ROAD ON THAT MAP ENTITLED "PROPERTY OF ANNE J. WEATHERSBEE, RALEIGH, WAKE COUNTY, NORTH CAROLINA", DATED SEPTEMBER 6, 2005 AND PREPARED BY NEWCOMB LAND SURVEYORS, LLC.

Tract 3 Record Legal Description

BEING all of New Lot 2, Greenway Village, containing approximately 1.32 acres, as shown on that plat recorded in Book of Maps 2007, Page 451, Wake County Registry.

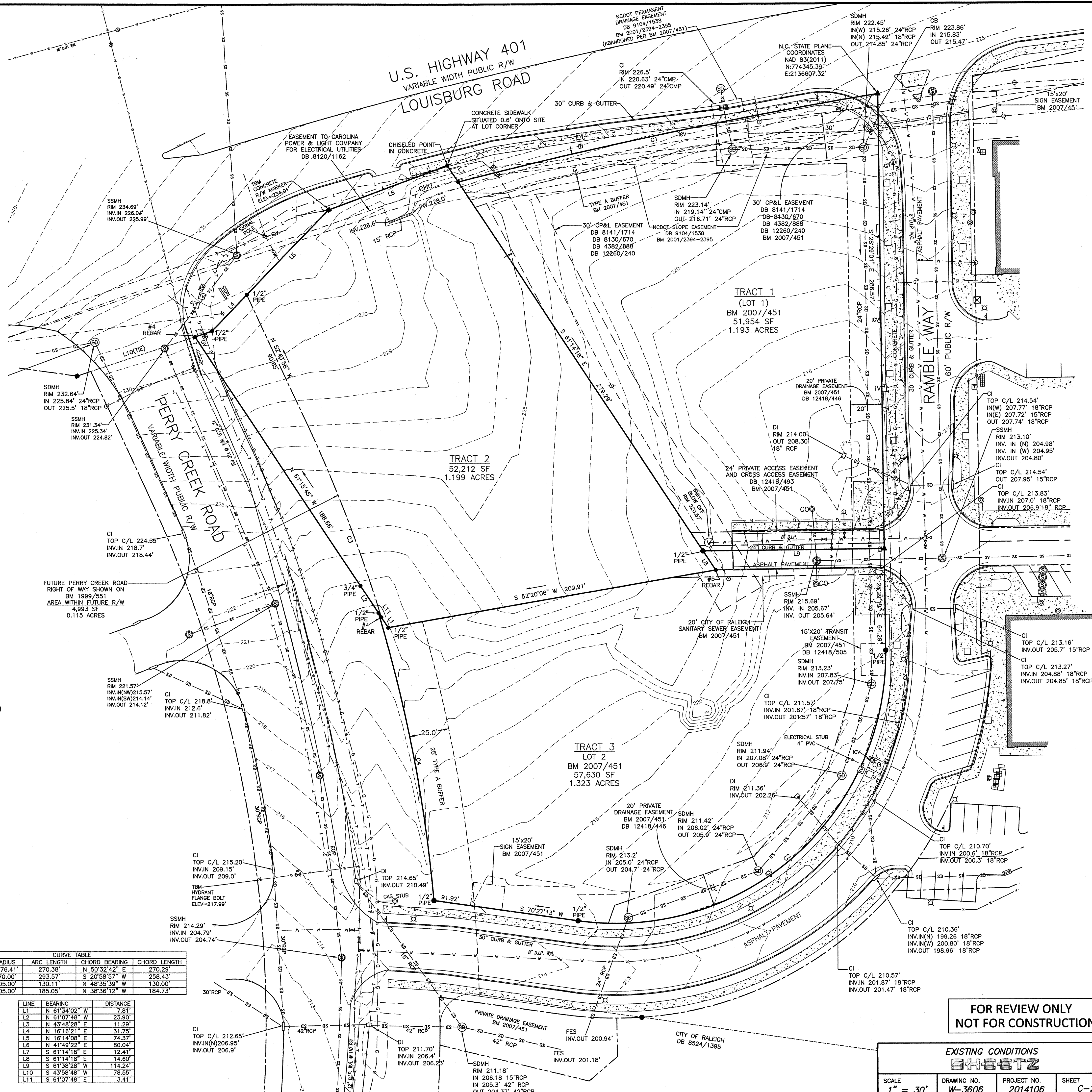
Tracts 1, 2 and 3 being the same property described in Old Republic National Title Insurance Company Title Commitment I.D. 14R97 bearing an effective date of September 24, 2014 at 12:43 pm

Legend (unless otherwise noted):

SS	SANITARY SEWER LINE	Ⓔ	PUBLISHED CONTRACT MONUMENT
OH	OVERHEAD UTILITY LINE	Ⓕ	#5 REBAR FOUND
P/L	PROPERTY LINE	▲	▲ CALCULATED POINT
R/W	RIGHT OF WAY LINE	Ⓖ	Ⓖ REBAR SET
X	FENCE	△	△ NAIL SET
W	W/3 NATURAL GAS LINE	Ⓗ	Ⓗ NAIL FOUND
U/W	U/W WATER LINE	Ⓖ	Ⓖ CONCRETE MONUMENT
DVC	DUCTILE IRON PIPE	Ⓕ	Ⓕ SANITARY SEWER MANHOLE
PVC	POLY VINYL CHLORIDE PIPE	Ⓕ	Ⓕ POLE MOUNTED AREA LIGHT
PGB	POINT OF BEGINNING	Ⓕ	Ⓕ POWER/UTILITY POLE
DEED BOOK		Ⓕ	Ⓕ TELEPHONE RISER
PB	PLAT BOOK	Ⓕ	Ⓕ BOLLARD
RCP	REINFORCED CONCRETE PIPE	Ⓕ	Ⓕ U/G FIBER OPTIC WITNESS POST
EH	ELECTRICAL WIRE	Ⓕ	Ⓕ GAS VALVE
HVAC	HEATING, VENTILATION & A/C UTILITIES	Ⓕ	Ⓕ WATER METER
ET	EDGE OF PAVEMENT	Ⓕ	Ⓕ WATER VALVE
(T)	TOTAL DISTANCE	Ⓕ	Ⓕ WATER VALVE MANHOLE
U/W	UNDERGROUND	TV	TELECOMMUNICATIONS VAULT
EDGE OF GRAVEL		SW	SW
SM/H	SANITARY SEWER MANHOLE	GW	GW GUY WIRE
SDMH	STORM DRAIN MANHOLE	GA	GA GAS METER
U/W	U/W TELECOMMUNICATIONS CABLE	GA	GA CURB INLET
U/W	U/W ELECTRICAL CABLE	GA	GA AREA INLET
F	FIRE	Ⓕ	Ⓕ SANITARY SEWER CLEAN OUT
LPT	LIQUID PETROLEUM TANK	Ⓕ	Ⓕ ELECTRICAL RISER
SD	STORM DRAIN PIPE	(R)	(R) RECORD MEASUREMENT
DCI	FIRE DEPARTMENT CONNECTION	ICV	ICV IRRIGATION CONTROL VALVE
CMP	CORRUGATED METAL PIPE		
DD	STORM DRAINAGE DROP INLET		

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3076.41'	270.38'	N 50°32'42" E	270.29'
C2	170.00'	293.57'	S 20°58'57" W	258.43'
C3	905.00'	130.11'	N 48°35'39" W	130.00'
C4	905.00'	185.05'	N 38°36'12" W	184.73'

LINE	BEARING	DISTANCE
L1	N 61°34'02" W	7.81'
L2	N 61°07'48" W	23.90'
L3	N 43°48'28" E	11.29'
L4	N 16°16'21" E	31.75'
L5	N 16°14'08" E	74.37'
L6	N 41°49'22" E	80.04'
L7	S 61°14'18" E	12.41'
L8	S 61°14'18" E	14.60'
L9	S 61°38'28" W	114.24'
L10	S 43°58'48" W	78.55'
L11	S 61°07'48" E	3.41'




FOR REVIEW ONLY
NOT FOR CONSTRUCTION

<p align="center">EXISTING CONDITIONS</p> <p align="center">SHEETZ</p>			
<p>SCALE</p> <p>1" = .30'</p>	<p>DRAWING NO.</p> <p>W-3606</p>	<p>PROJECT NO.</p> <p>2014106</p>	<p>SHEET</p> <p>C-1</p>

The undersigned, being a licensed surveyor of the State of North Carolina certifies to: Sheetz, Inc. and Old Republic National Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes Items 1,2,3,4,7(a),8,9,11a,13, and 14 of Table A thereof. The field work was completed on January 2, 2015.

Stephen M. Puckett L-3991

Surveyor's Certificate - State of N.C.
I certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Deed Book 15792, Page 1105; that the ratio of precision is 1:10,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 2nd day of January, 2015.


Stephen M. Puckett
Professional Land Surveyor L-3991

General Notes

- A) Area by Coordinate Method
B) No Published Horizontal Control
Monument found within 2000'
C) All distances are horizontal ground distances
in U.S. survey feet.
D) Vertical Datum is NAVD 88
E) Tax Parcel Identifiers
Tract 1: PIN 1737645187 REID 0356115
Tract 2: PIN 1737644072 REID 0075121
Tract 3: PIN 1737636962 REID 0356116

Zoning Date:

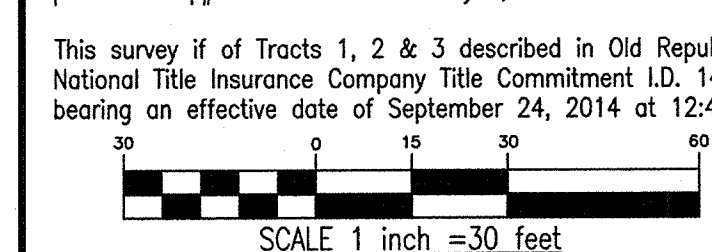
- A) Zone: SC-CUD (shopping center conditional use)

- B) Building Setbacks:
Front: aggregate 30' front and rear
Side: 0
Rear: aggregate 30' front and rear

- C) Maximum Building Height = 50' (1 story)

Flood Zone Note

By graphical plotting only this site is situated within Zone (X) per FIRM map#3720173700J dated May 2, 2006.



ALTA/ACSM Land Title
Survey for:

Sheetz, Inc.

January 2, 2015

COUNTY OF WAKE
NEUSE TOWNSHIP
STATE OF N.C.

OWNER _____

Northlake Southstar, LLC
2820 Selwyn Avenue, Ste.425
Charlotte, NC 28209-2877

S.D. Puckett & Associates

Professional Land Surveyors

FIRM LICENSE NO. (C-0506)

1555 N.C. 56 Suite 2

Creedmoor, N.C. 27522
P. 919.522.0000

P. 919.528.8900

REV	ISSUED DATE	DESCRIPTION		
				B
PROJECT NUMBER			DRAWING NUMBER	
13012/13012-7			SHEET 1 OF 1	

Site Data

TOTAL ACRES IN SITE: ORIGINAL BOUNDARY 3.7143 AC. 161,796.95 SF.
ACRES IN NEW R/W: RAMBLE WAY 0.0337 AC. 1,469.43 S.F.
ACRES IN NEW R/W: US HWY 401 0.0260 AC. 1,134.39 S.F.
ACRES IN NEW R/W: PERRY CREEK RD. 0.1779 AC. 7,750.14 S.F.
TOTAL ACRES IN NEW R/W: 0.2376 AC. 10,353.96 S.F.
TOTAL ACRES IN SITE: NEW BOUNDARY 3.477 AC. 151,442.99 S.F.
PIN # 1737645187 - TRACT 1
PIN # 1737644072 - TRACT 2
PIN # 1737638662 - TRACT 3
CURRENT ZONING: SC-CUD (SHOPPING CENTER CONDITIONAL USE)
ZONING CASE # 2-58-04: TRACTS 1 AND 3
ZONING CASE # 2-29-05: TRACT 2
EXISTING LAND USE: UNDEVELOPED
PROPOSED USE: RETAIL/EATING ESTABLISHMENT W/ DRIVE-THRU AND CARWASH
W/ 6 PUMP ISLANDS & GASOLINE SALES

BUILDING SETBACKS:
FRONT: AGGREGATE 30' FRONT AND REAR
SIDE: 0
REAR: AGGREGATE 30' FRONT AND REAR
MAXIMUM BUILDING HEIGHT: 50 FT. (1 STORY)
PROPOSED BUILDING HEIGHT IN FEET AND STORIES: 24'-8" (1 STORY)
WATER SHED OVERLAY: NONE
ADDITIONAL OVERLAY: SPECIAL HIGHWAY OVERLAY DISTRICT 4 (ALONG US HWY 401)
RIVER BASIN: NEUSE RIVER
FLOOD PLAIN DATA:
BY GRAPHICAL PLOTTING ONLY THIS SITE IS SITUATED WITHIN ZONE (X)
PER FIRM MAP#3720173700J DATED MAY 2, 2006.
GROSS FLOOR AREA: 6,489 SF STORE
933 SF CARWASH
7,412 SF TOTAL GROSS FLOOR AREA
EXISTING IMPERVIOUS AREA:
TO BE REMOVED: 3,771 SF
TO REMAIN: 320 SF
TOTAL SQUARE FEET OF PROPOSED IMPERVIOUS AREA: 76,866 SF (50.7%)

Street Yard Buffer:

US HWY 401: 25' (SHOUD 4) STREET YARD
PERRY CREEK ROAD: 25' (SHOUD 4) STREET YARD
RAMBLE WAY: 15' AVG. STREET YARD

Building Setbacks:

15' FRONT
15' CORNER LOT
AGGREGATE FRONT/REAR - 30'
0' SIDE, 0' REAR

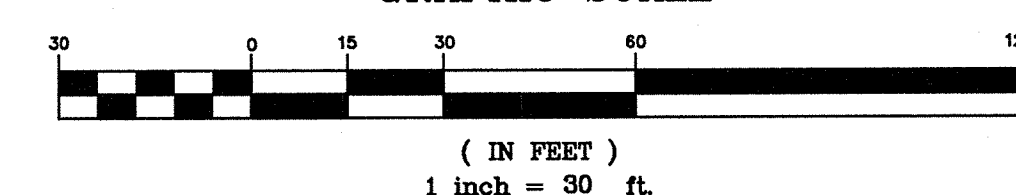
Parking Requirements:

RESTAURANT: 1 SPACE/35 SF X 354 SF = 10.11 SP (12 MIN)
TOTAL REQUIRED: 12 SPACES
GENERAL RETAIL: 1 SPACE/200 SF X 6,135 SF = 30.68 SP
TOTAL REQUIRED: 31 SPACES
TOTAL NO. OF REQUIRED PARKING SPACES: = 43 SPACES REQUIRED
TOTAL NO. OF PROVIDED PARKING SPACES: 47 SPACES PROVIDED
(INCLUDING 3 HC SPACES)
LENGTH OF QUEUE AT CAR WASH = 125 LF
LENGTH OF QUEUE AT DRIVE THRU WINDOW AND ORDER BOARD = 150 LF

General Notes:

- CONTACT N.C. ONE-CALL AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH THE CITY OF RALEIGH AND NCOT STANDARDS AND SPECIFICATIONS.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL APPROVED FIRE PROTECTION SYSTEM IS INSTALLED, TESTED AND APPROVED.
- DRIVEWAY PERMIT APPROVAL REQUIRED BY CITY OF RALEIGH (FOR PROPOSED DRIVEWAYS ON RAMBLE WAY AND PERRY CREEK ROAD).
- REFUSE COLLECTION SHALL BE BY PRIVATE CARRIER.
- NO PARKING MARKINGS
- PARKING LOT SHALL BE STRIPPED IN ACCORDANCE WITH PLAN.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY NCOT AND CITY OF RALEIGH 48 HOURS PRIOR TO WORKING WITHIN R/W OR MAKING CONNECTIONS TO EXISTING STORM DRAINS LOCATED WITHIN PUBLIC STORM DRAINAGE EASEMENTS OR R/W.
- RECOMBINATION PLAT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL FOR ANY SIGNS.
- VERIFY BUILDING DIMENSIONS AND PROPOSED ELEVATIONS OF SIDEWALKS, RAMP, & RECEIVING/LOADING DOCK BY REFERRING TO ARCHITECTURAL PLANS.
- FORWARD EDGE OF POLE BASES ARE 30' BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK/PAVERS LAYOUT AROUND BUILDING. REPORT ANY DIFFERENCES IN PLANS TO ENGINEER.
- APPROXIMATE LOCATION OF PROPOSED E-STOPS ARE SHOWN ON PLANS. REFER TO BUILDING PLANS FOR MORE INFORMATION.
- PAVEMENT MARKINGS WITHIN R/W TO BE THERMOPLASTIC AND INSTALLED PER NCOT REQUIREMENTS. PAVEMENT MARKINGS INSTALLED ON SITE CAN BE PAINTED.
- EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH.
- STREET IMPROVEMENTS WITHIN NCOT JURISDICTION WILL BE DESIGNED IN ACCORDANCE WITH NCOT STANDARDS AND WILL BE APPROVED BY NCOT. STREET IMPROVEMENTS WITHIN CITY OF RALEIGH JURISDICTION WILL BE IN ACCORDANCE WITH CITY OF RALEIGH MANUAL OF SPECIFICATIONS, STANDARDS AND DESIGN AND WILL BE APPROVED BY CITY OF RALEIGH.
- STRUCTURE RELATED DRAWINGS WILL BE REVIEWED, PERMITTED AND INSPECTED IN ACCORDANCE WITH NC BUILDING CODE BY CITY OF RALEIGH BUILDING INSPECTIONS DEPARTMENT.
- ALL UTILITY FEES (WATER AND SEWER ACREAGE FEES, NUTRIENT OFFSET FEES, WATER AND SANITARY SEWER FEES) MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- GAS CANOPY HEIGHT = 20'-0".
- ALL CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES. DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK OR ISLAND CUT THRU WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- FOR EXISTING 5' CONCRETE SIDEWALKS ON RAMBLE WAY AND US HWY 401, OWNER WILL PROVIDE PAYMENT FOR FEE IN LIEU OF FOR ADDITIONAL 1' OF CONCRETE SIDEWALK WIDTH.
- LOCATION OF EMERGENCY STOP SERVICES ARE APPROXIMATE ONLY. FINAL REQUIREMENTS TO BE EVALUATED BY FIRE MARSHALL AND INSPECTIONS DEPT. VERIFY LOCATION WITH SHEETZ CONSTRUCTION MANAGER.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- RECORDATION OF RECOMBINATION PLAT WILL BE REQUIRED PRIOR TO BUILDING PERMIT PLAN APPROVAL AND ISSUANCE OF PERMITS.

GRAPHIC SCALE



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		NC License: F-0334		Engineers Planners Surveyors Landscape Architects	
riversandassociates.com		Since 1918		107 East Second Street Greenville, NC 27858 (252) 752-4135	
SITE PLAN SHEETZ					
SOUTHEAST CORNER OF US HWY 401 AND PERRY CREEK ROAD CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA					
DATE: 2-27-15		SCALE: 1" = 30'		DRAWING NO. W-3606	
SURVEY: JUV		DRAFT: AR		PROJECT NO. 2014106	
DESIGN: JUV		CHECK: JUV		SHEET C-4	

N:\Sheetz - Raleigh\Greenway\Primary Site Plan 2-10-15.dwg, Sheetz, PHH, Sall Feb 28, 2015 at 12:56pm

